



CERTIFICATE OF AREA MEASUREMENT

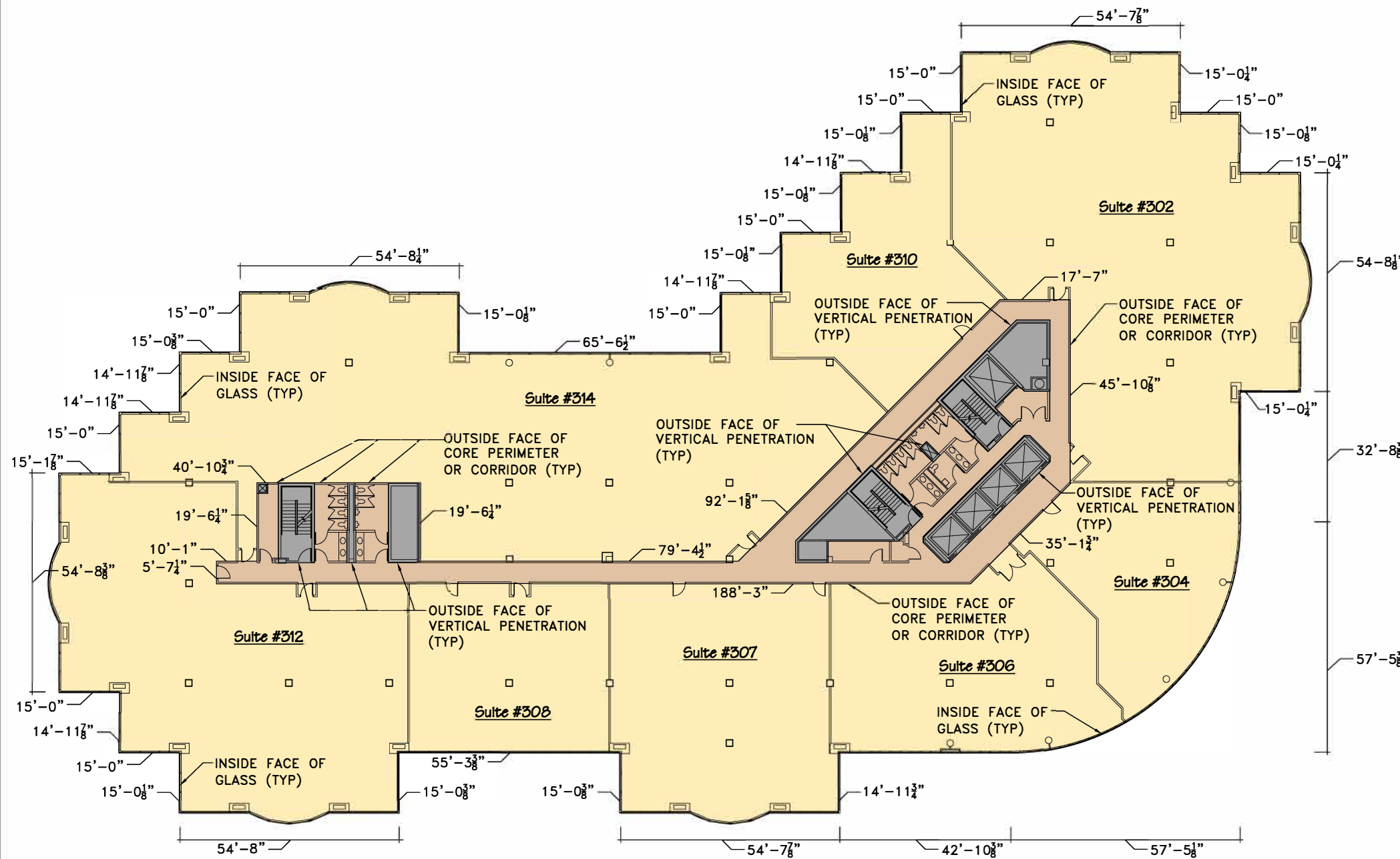
PROJECT: Yonge Corporate Centre, Phase Three
 ADDRESS: 4120 Yonge Street, Toronto
 FLOOR: Third Floor Plan - Summary
 NUMBER: 4120_BOMA_03_SUM

FULL FLOOR DATA:

The Floor is depicted below (1/32"=1'-0").

LEGEND:

- 1. Gross Floor Area : 38,572 sq.ft.
- 2. Major Vertical Penetrations: 1,575 sq.ft.
- 3. Floor Rentable Area : 36,997 sq.ft.
(1. minus 2.)
- 4. Floor Common Area: 3,377 sq.ft.
- 5. Floor Usable Area: 33,620 sq.ft.
(3. minus 4.)
- 6. Floor R/U Ratio: 10.045 %
[(4. divided by 5.)x100]



TENANT SUMMARY:

Suite #	Tenant	Usable Area	Rentable Area
302	Ontario Lottery & Gaming	6,936	7,633
304	Loncor Gold Executive	2,077	2,286
306	Health Centre	2,914	3,207
307	Vacant	3,178	3,487
308	Vacant	2,112	2,324
310	Arva Limited	2,323	2,556
312	Ontario Lottery & Gaming	5,469	6,018
314	Ontario Lottery & Gaming	8,611	9,476

The area depicted above has been measured according to the Standard Method for Measuring Floor Area in Office Buildings (1989), as established by the Building Owners and Managers Association International (BOMA) within limits of accuracy imposed by site conditions. Measurement and calculation of area has been carried out under the supervision of, and the area is reviewed by, the undersigned.



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SIGNATURE: _____
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DATE: _____